

QUESTIONS AND ANSWERS

REQUEST FOR COMPETITIVE SEALED PROPOSALS (RFCSP)

**PROJECT NO. 13-33**

PROJECT TITLE: **South Campus Recreational Complex**

Date: May 2, 2013

To: Prospective Respondents

From: Procurement Operations Department, Houston Community College

Subject: Questions and Answers Request for Competitive Sealed Proposals, HCC

**NOTE: Due to the fact that questions were combined and comingled for Project 13-32 and Project 13-33, these questions and answers are published under both projects.**

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- 1 Please let us know how we can get access to a 'public-folder'. Your link will not take us directly to the drawings, specs, etc.; we are blocked by a firewall that requires user ID and password.

**Answer: Drawings may be found at:  
13-32 South Campus Recreational Complex**

**<https://app.e-builder.net/public/PublicFolderView.aspx?FolderID={91f6bcb3-fe3c-42fa-9821-581986cfcad8}>**

**13-33 HCC - Athletic Field - Missouri City Campus**

**<https://app.e-builder.net/public/PublicFolderView.aspx?FolderID=%7bb1f55afe-ecfe-40b7-85e6-fa415e72cec4%7d>**

**Drawings may also be obtained from Plan Rooms (See Attachment No. 12) no user ID or password is required.**

2 Who are the architects and engineers for the project?

**Answer: ARCHI\*TECHNICS/3, INC.  
5555 West Loop South, Suite 400  
Bellaire, Texas 77401**

3 The following divisions are missing from the specifications:  
2,11,12,13:

**Answer: Refer to specifications Table of content. These Divisions are not applicable to these Projects.**

4 Does HCC or any other plan site have a plan room available where I can see the plans and specs in paper form?

**Answer: Yes, plans are available for viewing at the HCC Procurement Operations Department by appointment only. Plans may also be obtained from the plan rooms listed in Attachment No. 12 – refer to Solicitation Amendment No. 001.**

5 Here are the questions I have regarding the following projects 13-32 and 13-33: Stated Budget for Construction Costs (should be \$5,000,000 - \$8,000,000)

a. **Answer: This is a statement; however, the anticipated cost of Project #13-32, the South Campus Recreational Complex is estimated at \$2,500,000 to \$3,000,000 and Project # 13-33, the Missouri City Southwest Campus is 1,300,000 to 1,500,000.**

b. Cost of Drawings

**Answer: Again, this is a statement, cost varies by plan room.**

c. Construction Start Date

**Answer: It is anticipated to begin two weeks after HCC's Board of Trustees has provided the approval.**

d. Project Completion Date

**Answer: South Campus Recreational Complex anticipated completion date: February, 2014**

**Missouri City Southwest Campus anticipated completion date: February, 2014**

- e. Listing of subcontractors and suppliers that required to bid or you prefer to bid

**Answer: None**

- 6** I received a call from a sub asking me if the fields will be made out of artificial turf, or regular grass.

**Answer: Natural Sod.**

- 7** When will A&E have the drawings for this project?

**Answer: Posting of the drawings were delayed initially; however, the proposal due dates are extended to accommodate for the delay. The bid documents were delivered to A&E on April 18, 2013.**

- 8** Are the fields' natural grass or synthetic turf?

**Answer: Natural Sod.**

- 9** No running track, correct?

**Answer: Yes that is correct; Project #13-32 has a track around the football field.**

**Yes, that is correct; Project #13-33 does not have a running track.**

- 10** South Campus Recreational Complex (bids 5/13) - is this field natural grass or synthetic turf?

**Answer: Natural Sod**

- 11** Is there a running track?

**Answer: There is no running track.**

- 12** Could you please advise on how to get specifications and drawings?

**Answer: Please refer to Solicitation Amendment No. 001, see Attachment No. 12**

- 13** Also, could you please provide a plan holders/bidders list for that project?

**Answer: Please refer to Solicitation Amendment No. 001; see Attachment No. 12 and the list of Pre-Proposal attendees.**

**14** The Dacoma Street address for documents you have is now obsolete.

**Answer: The correct address is:  
8450 Westpark, Suite 100  
Houston, TX 77063**

**15** Can you provide the "Prevailing Wage Schedule" for this project?

**Answer: Refer to the Architect's Addendum #1**

**16** Just trying to get the scope of work on the project, what exactly will be going on there? Or possibly where I could even get some Bid Documents.

**Answer: Posting of the drawings were delayed initially; however, the proposal due dates are extended to accommodate for the delay. The bid documents were delivered to A&E on April 18, 2013.**

Bid documents may be obtained from the plan rooms listed in Attachment 12 or viewed at the following links:

**13-32 South Campus Recreational Complex**

<https://app.e-builder.net/public/PublicFolderView.aspx?FolderID={91f6bcb3-fe3c-42fa-9821-581986cfcad8}>

**13-33 HCC - Athletic Field - Missouri City Campus**

<https://app.e-builder.net/public/PublicFolderView.aspx?FolderID=%7bb1f55afe-ecfe-40b7-85e6-fa415e72cec4%7d>

**17** What is the track around the football comprised of?

**Answer: A concrete walkway goes around the football field at the South Campus Recreational Complex, Project #13-32.**

**18** Does HCC or any other plan site have a plan room available where I can see the plans and specs in paper form?

**Answer: Yes, plans are available for viewing at HCC's Procurement Operations Department by appointment only. Plans may also be obtained from the plan rooms listed in Attachment No. 12 – refer to Solicitation Amendment No. 001.**

**19** Can you tell me the architect/design team firm is for each of the RFCSP's 13-32 & 13-33?

**Answer:**     **ARCHI\*TECHNICS/3, INC.**  
                  **5555 West Loop South, Suite 400**  
                  **Bellaire, Texas 77401**

**20** Could you tell me where I may be able to view/order drawings for your projects 13-32 and 13-33?

**Answer:**     **Bid documents may be obtained from the plan rooms listed in Attachment 12 or viewed at the following links:**

**13-32 South Campus Recreational Complex**

<https://app.e-builder.net/public/PublicFolderView.aspx?FolderID={91f6bcb3-fe3c-42fa-9821-581986cfcad8}>

**13-33 HCC - Athletic Field - Missouri City Campus**

<https://app.e-builder.net/public/PublicFolderView.aspx?FolderID=%7bb1f55afe-ecfe-40b7-85e6-fa415e72cec4%7d>

**21** I am inquiring about the RFCSP for Athletic Field for Missouri City Campus. Do you have an estimated budget or value?

**Answer:**     **The estimated budget range is \$1,300,000 to \$1,500,000**

**22** Would it be possible to view the bidding documents electronically?

**Answer:**     **Yes, the solicitation documents are located on HCC's website under Business and Community, Procurement Operations, Current Bids and RFPs. The bidding documents may be founds at the two links below:**

RFCSP # 13-32, South Campus Recreational Complex:

<http://app.e-builder.net/public/PublicFolderView.aspx?FolderID={9f9ffb87-d872-4f75-9c86-cd331e9cd2e4}>

RFCSP # 13-33, Athletic Fields for Missouri City Campus:

<http://app.e-builder.net/public/PublicFolderView.aspx?FolderID={9f9ffb87-d872-4f75-9c86-cd331e9cd2e4}>

**23** L1.01 under notes for Drinking Fountain it says to reference details 1 &7 on sheet L3.08 but there are no details.

**Answer: Note 22 on sheet L1.01 has been deleted.**

**24** There is however a detail for the bike racks but on the site plans it does not show a bike rack.

**Answer: The bike rack location is to be field determined.**

**25** On sheet L3.02 Detail 9 is missing. I think it is supposed to be details regarding the Graphic Logo for the Shade Screens. Are they using the shade screens over the bleachers and dug outs and do they want the logo on all the shade screens?

**Answer: Logo location is to be determined and coordinated with Houston Community College after Bid and Contractor Certification.**

**26** I saw in the Procurement Operations spec online that we are to have plans and specifications on this project, but that the old address and phone number are still being used. I do want to have a set but we have gone "virtual" now and no longer have a physical plan room. I can upload from A & E or from your website and we can save the paper but A & E says they don't have them yet. I also could get them from E-Builder but I don't have a password to get them – do you have a password that I can use?

**Answer: No password is needed to access the drawings and specifications.**

**27** Do you have an estimated cost on this project?

**Answer: The anticipated budget for the Missouri City Southwest Campus is \$1,300,000 to \$1,500,000.**

**28** I have been able to type in the link for the Southwest Campus and retrieve the drawings from the e-builder website; however the link for the Missouri City project drawings isn't working for me. Can you e-mail the link to me so I can try accessing them that way?

**Answer:**

**Bid documents may be obtained from the plan rooms listed in Attachment 12 or viewed at the following links:**

**13-32 South Campus Recreational Complex**

<https://app.e-builder.net/public/PublicFolderView.aspx?FolderID={91f6bcb3-fe3c-42fa-9821-581986cfcad8}>

**13-33 HCC - Athletic Field - Missouri City Campus**

<https://app.e-builder.net/public/PublicFolderView.aspx?FolderID=%7bb1f55afe-ecfe-40b7-85e6-fa415e72cec4%7d>

**Refer to Solicitation Amendment No. 001, Attachment No. 12.**

**29** In the email I sent earlier I did not have the spec sections missing under Division 32 – Exterior Improvements listed. Please see the list below:

a. 32 12 16 Asphaltic Concrete Pavement

**Answer: Reference Architect's Addendum #1**

b. 32 41 00 Storm Sewage Systems

**Answer: Reference Architect's Addendum #1**

c. 33 11 16 Water Distribution Systems

**Answer: Reference Architect's Addendum #1**

d. 33 31 00 Sanitary Sewage Systems

**Answer: Reference Architect's Addendum #1**

**30** Please accept and address these questions for RFCSP 13-33:

a. C4.00 Legend: "Asphalt paving material is to be priced for delivery only. Placement and compaction by others." Who is responsible for purchasing the asphalt? Please confirm.

**Answer: General Contractor is responsible for purchase and delivery of Asphalt Pavement.**

b. C13.00: Asphalt Pavement Section - "Alternate 1 Concrete curb as directed by owner." Please clarify alternates.

**Answer: The Concrete Curb is provided under the base contract**

- c. L3.01 Detail 11 - Asphalt Trail: #5 Lime Stabilized subgrade. Will this harm the trees?

**Answer: No, provide tree protection as required by the Specification.**

- d. Can you issue Attachment 6 in the form of an excel file to facilitate bid day preparation?

**Answer: No, not at this time**

- e. Note #12 L8.01 "decomposed granite paving, see detail #5, Sheet L3.02" Detail is blank. Is there any decomposed granite paving in this proposed project? Please Confirm.

**Answer: Reference Architect's Addendum #1**

- 31** General Notes L8.01 Can a water truck be used to water the turf over the 90 days maintenance period?

**Answer: Refer to specifications for maintenance instructions. Maintenance period revised under Addendum No.1**

- 32** No power service to sanitary lift station is found on the drawings. Please provide details/clarification.

**Answer: Reference Architect's Addendum #1**

- 33** What is the Select Fill thickness under the building slab-on-grade?

**Answer: Minimum 5 feet thick layer of select fill. Reference the Geotechnical report**

- 34** A-2.0 Note #4 "Moisture resistance Gyp. Board ceiling." Please confirm No Gyp. Ceiling.

**Answer: Yes there is a Gypsum board ceiling required.**

- 35** Attachment 5 for RFCSP 13-32 is mislabeled. Labeled as "HCC Project No. RFCSP 13-33 - HCC Athletic Field Missouri City Campus". Please reissue.

**Answer: Refer to the Solicitation Amendment No. 001**



**36** Attachment 7: Who is 'Vendors' referring to? Please Clarify.

**Answer: The respondent, proposer, bidder**

**37** Attachment 7: Is only one copy from GC supposed to be submitted with the proposal or from every Subcontractor?

**Answer: The prime and every sub should be provided**

**38** Is Attachment No. 7 supposed to be in a separate envelope or included in the proposal? Please confirm.

**Answer: Yes, per the instructions.**

**39** Does Attachment 6 need to identify every subcontractor solicited?

**Answer: Yes, the proposer may use multiple copies of the attachment**

**40** Can the Small Business Development Plan be submitted at least one (1) hour after the proposal deadline? Preferably 24 hours after the proposal deadline?

**Answer: No, Proposals, including any and all attachments, which include the Small Business Development Plan, are due as stated in the Solicitation or any amendments. Please refer to Solicitation Amendment No. 001.**

**41** Please consider bidding CSP 13-32 and CSP 13-33 on separate days. Please confirm.

**Answer: Refer to the Solicitation Amendment Number 001**

**42** Please consider allowing submittal of the electronic copy one (1) hour later than proposal deadline?

**Answer: No, Proposals, including any and all attachments, which include the electronic copy, are due as stated in the Solicitation or any amendments. Please refer to Solicitation Amendment No. 001.**

**43** Is there a specific format required for the CSI Division Cost of Work breakdown?

**Answer: CSI 2012**

**44** Construction Project Division 1 Specifications: Section 013220 Photographic Documentation 1.2: "Videotape Format: Provide high-quality 1/2" VHS color videotape in full size cassettes, 90 minutes long." Will electronic video files (DVD) be acceptable formats?

**Answer: YES**

**45** Alternates are shown on the drawings and not on the bid form; is this intended? Do these need to be submitted separately?

**Answer: Refer to the Solicitation Amendment No. 001**

**46** Who is responsible for the cost of licensing for e-Builder?

**Answer: The contractor**

**47** Does Attachment 5 need to be filled out for every subcontractor who does not accept an invite to bid?

**Answer: Yes**

**48** Attachment 4 does not specifically require the filling out of Attachment 5 if a GC is to be subcontracting portions of the work to a certified Small Business. Please clarify.

**Answer: Attachment 4 determines the bidder's good faith effort**

**49** Can you issue Attachment 5 in the form of an excel file to facilitate bid day preparation?

**Answer: No, only a paper version is available.**

**50** Are liquidated damages to be assessed?

**Answer: ARTICLE 5. LIQUIDATED DAMAGES: For each consecutive calendar day after the substantial completion period set forth in Article 2 above that any work, including the correction of deficiencies found during the final testing and inspection, is not completed, the amount of five hundred dollars (\$500.00) will be deducted from the money due or becomes due the Contractor, not as a penalty but as liquidated**

**damages representing the parties' estimate at the time of contract execution of the damages which the Owner will sustain for late completion.**

**51** What are the rates for liquidated damages if assessed? Please confirm.

**Answer: ARTICLE 5. LIQUIDATED DAMAGES: For each consecutive calendar day after the substantial completion period set forth in Article 2 above that any work, including the correction of deficiencies found during the final testing and inspection, is not completed, the amount of five hundred dollars (\$500.00) will be deducted from the money due or becomes due the Contractor, not as a penalty but as liquidated damages representing the parties' estimate at the time of contract execution of the damages which the Owner will sustain for late completion.**

**52** Are there any allowances? Please Confirm.

**Answer: SIGNAGE ALLOWANCE (Exterior) \$ 30,000.00**

**53** Is there a Prevailing Wage Schedule? Please Confirm.

**Answer Yes, reference Architect's Addendum #1**

**54** Uniform General and Supplementary General Conditions for HCC: Article 6: 6.2.4 (page 20) "provide Mylar prints". Please confirm.

**Answer: 6.2.4 Once determined acceptable, provide 24" x 36" prints of professionally drafted "As-Constructed" drawings, along with electronic copy on CD, "As-Constructed" specifications in bound volume(s) along with electronic copy on CD, two sets of photocopies or prints of the "As-Constructed" drawings, two sets of operating and maintenance manuals, two sets of approved submittals, and other record documents as required elsewhere in the Contract Documents. All electronic copies shall be provided in a format acceptable to the ODR.**

**55** A fire extinguisher cabinet (FEC) is noted on G-0.1 but has not utilized the cabinet legend symbol listed. Is this correct? Does a fire extinguisher need to be included for each?

**Answer: Provide wall mounted units, no cabinet required**

**56** There appears to be a manhole in the right field foul territory of the northern baseball field... Is this not a hazard to players? (C-11.0)

**Answer: Revised, reference Architect's Addendum #1**

**57** Where is the site electrical enclosure located? (detail 3, L5.01)

**Answer: Reference Architect's Addendum #1**

**58** There is a security roll down shutter (note 9) seen on the south elevation of A-4.0, however, on A-11.0 the door type indicated is a basic rolling door of a different dimension. Please address.

**Answer: Revised, reference Architect's Addendum #1**

**59** Note 15 is not listed on page A-8.0 but is present in details 9 and 10. Please address.

**Answer: Refer to sheet A-8.1 for requirements**

**60** The napkin/tampon dispenser is not shown in the drawings but is present as Mark L on the Toilet Accessories Schedule. Please address if this item is to be included. Same question with the coat hook (Mark H)

**Answer: Yes, each is required. Location 2 is located on shop drawing submittal.**

**61** There is gypsum board (note 40) present on A6.0, 6.1, 6.2, 6.5, 6.6, and 8.0 but not on the finish schedule (A-10.0). Please address as to whether this shall be painted or not.

**Answer: Yes, paint finish**

**62** The floor drain FD-1 on P-3.0 is not listed on the plumbing fixture schedule on P-1.0. Please address.

**Answer: FD-1 and FD-2 are on P1.0 and scheduled as follows:**

**FD-1 – 2010C-A J.R. Smith, DUCO CAST Iron body with flashing color and adjustable strainer head 6" diameter type "A" nickel bronze strainer. Provide trap primer connection.**

**FD-2 – 3610-NB-6 J.R. Smith, medium duty nickel bronze grate and funnel with 6" round funnel.**

**Provide J.R. Smith, deep seal "P" trap. Provide trap primer connection.**

- 63** Note 1 on P-3.0 says the trench drain TD-1 is listed on the plumbing fixture schedule but it is not. Please address.

**Answer: This was mis-tagged as TD-2 on sheet P1.0, the model is to be:**

**9660 J.R. Smith 6" wide stainless steel channel interlocking design with a built slope of 6% with radiuses bottom. Supplied with secured grate. Stainless steel overlay rail edge (Type 304) grate shall be stainless steel. Provide trap primer connection on the last drain line at the lowest slope. Contractor responsible for ordering correct lengths and sections (each section is 1 meter.)**

**Provide 9870-465-ssp perforated stainless steel grates.**

- 64** Sheet C4.00 - Can an allowance (dollar or tonnage) be provided for purchase of the asphalt paving material?

**Answer: No the construction drawings provide the defined areas for asphalt pavement material**

- 65** If not, is there a certain waste factor we should include in our proposal?

**Answer: General contractors are responsible for all quantitative values as defined by the construction drawings**

- 66** Sheet C6.00 – Approximately half of the field is not shown. Please provide proposed grades not shown.

**Answer: Grades indicated is applicable the defined scope of work as indicated on the construction drawings.**

- 67** Sheet C6.00 – Are there any specific grading requirements for the soccer field (crowning in the center)?

**Answer: No**

- 68** Please provide reinforcing requirements for the monolithic curb.

**Answer: Refer to Civil Specifications.**

- 69** Sheet L5.01 – Are the driving range details applicable to this project?

**Answer: Yes**

**70** Detail 9, 10/Sheet A-8.0 – Key note 15 is shown, but not listed in the legend.

**Answer: Proceed as Detailed**

**71** Sheet A-10.0 – No ceiling heights are provided on the Room Finish Schedule.

**Answer: Ceiling slopes as detailed and indicated on construction drawings**

**72** Sheet A10.0 – No plaque types are provided on the Plaque Schedule.

**Answer: Exterior signage is to be coordinated with Houston Community College. There are no interior plaques.**

**73** Please provide a legend for the C6.00 Sheet.

**Answer: Refer to general legend and civil drawings**

**74** Please clarify/ make legible the grades listed in the square box.

**Answer: Revised, reference Architect's Addendum #1**

**75** Please provide grades for the soccer field including high points, low points and grades at the corners.

**Answer: All required grades are indicated on the civil grading plans**

**76** Can HDPE pipe be used in lieu of PVC (24")

**Answer: Provide all piping as specified**

**77** Please provide a soils-Geotechnical report?

**Answer: Reference Architect's Addendum #1**

**78** What is the thickness of select fill required under slabs?

**Answer: Minimum of 5 feet thick layer of select fill, please refer to Geotechnical report.**

**79** Please provide a Spec Section for Hollow Metal Frames.

**Answer: Refer to specifications section 08 11 00**

**80** Please provide a Spec Section for DIVISION 32 Exterior Improvements.

**Answer: Reference Architect's Addendum #1**

**81** Note 14 on L2.01 (area lighting) is not present. Please address.

**Answer: Reference Architect's Addendum #2**

**82** L8.01 is indicating type D turf north of the parking lot while L8.02 is indicating type B turf in that same area. Please clarify.

**Answer: Reference Architect's Addendum #2**

**83** For building signage, the plaque type is not listed for the rooms. Please address.

**Answer: Added in Architect's Addendum No.2**

**84** Please provide details for the sanitary lift pump, including electrical power source.

**Answer: Refer to revised Civil and MEP drawings under Addendum No.2**

**RFCS 13-32 HCC South Campus:**

**85** Which Exterior Tower Light poles are to be installed? Sports Lighting Notes Sheet E5.0 and E6.0 (duplicates) and Notes on sheet E7.0 are conflicting. Please clarify.

**Answer: Refer to Architect's Addendum No.1**

**86** Sheet E5.0 & E6.0 states under heading, Sports Lighting Controller, item #1) Provide...Controller similar to Skylogic Model Lighting Equipment. Sheet E7.0 states under heading, Lighting Controller, item #1) Provide...Controller similar to Musco Control-Link Model Lighting Controller. Please clarify.

**Answer: Refer to Architect's Addendum No.1**

**87** Please provide a Spec Section for Exterior Light/Sports Lighting Poles.

**Answer: All requirements are specified on the Construction Drawings**

**88** Sheet E5.0 Lighting Fixture Schedule does not include Fixtures A, B, C, F, L, P, S, or T that are labeled on ESP1.0. What are the designations for details 1, 2, and 3 on Sheet L4.01? Please provide fixture schedule.

**Answer: Proceed as labeled on sheet L4.01, Area Light, Parking Lot Light and Sports Light**

**89** Please provide further details/specs for tower light bases.

**Answers: Installation should be as recommended by Light Fixture Manufacture**

**90** Sheet C4.00 Key Notes #21) Prop Sail Shade Structure; Ref Landscape Plans. Details or a Spec Section for this Sail Shade Structure are not found. Please confirm the installation of this system.

**Answer: Refer to Architect's Addendum No. 1**

**91** C4.00 Key Notes #8) Prop Facility Signage; Ref Sht L3.09; detail not found on this sheet. L1.01 Plan Notes #11) Facility Signage, BY OTHERS. Please clarify who provides the sign.

**Answer: Signage is to coordinated with HCC after Bid and Contractor Certification**

**92** Facility Signage does not have electrical provided to the lights labeled S1 & S2 on sheet ESP1.0. Please confirm.

**Answer: Signage is to coordinated with HCC AFTER Bid and Contractor Certification**

**93** There is a discrepancy between L2.02 Plan Notes #18) Expansion Joint at Structure and S1.10 foundation plan. The foundation plan on S1.10 shows a slab on grade from vertical column to vertical column supporting the roof beams. Does the expansion joint need to be included if we figure the slab on grade per S1.10?

**Answer: No.**



**94** The Truncated Dome Pavers differ between L2.02 and S1.10. L2.02 has Truncated Dome Pavers between the vertical columns and the building and at equal distances between the vertical columns at the Porch area. S1.10 shows Truncated Dome Pavers only between the vertical columns and the building at the Porch area. Which sheet should be bid for the Truncated Dome Pavers at the Porch area?

**Answer: Proceed as indicated on S1.10**